

JAMIE LYNN GALLIAN, DEBTOR
16222 Monterey Lane, Unit 376
Huntington Beach, CA 92649
(714)321-3449
jamiegallian@gmail.com
IN PRO PER

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION

In re

JAMIE LYNN GALLIAN,

Debtor.

Case No. 8:21-bk-11710-ES

Chapter 7

**DEBTOR'S NOTICE TO TRUSTEE TO
ABANDON ESTATE'S INTEREST IN
REINVESTED FUNDS FROM SALE OF
UNIT 53, 10/31/2018 APN 937-630-53 TO
PURCHASE LBM1081 ON NOVEMBER 1,
2018, AND AGAINST JAMIE LYNN
GALLIAN RELATING TO THE
PURCHASE IN THE PERSONAL
PROPERTY COMMONLY KNOWN AS
16222 MONTEREY LN #376,
HUNTINGTON BEACH, CALIFORNIA
92649**

[No Hearing Required]

TO ALL CREDITORS AND INTERESTED PARTIES:

PLEASE TAKE NOTICE THAT JAMIE LYNN GALLIAN (the "Debtor") in the
bankruptcy estate (the "Estate") of Jamie Lynn Gallian (the "Debtor"), seeks to have Jeffrey I
Golden ("Trustee") abandon the Estate's interest in debtor's personal residence she resides in and
against Jamie Lynn Gallian ("Gallian") arising solely out of the purchase on November 1, 2018
with reinvested proceeds (the "Reinvested Proceeds") in the property commonly known as
16222 Monterey Lane Dr. Unit 376 , Huntington Beach, California 92649 (the "Property") to
Gallian, including any claims under the Uniform Voidable Transactions Act (California Civil
Code §§ 3439 et seq.) and 11 U.S.C. § 544.

1 The Debtor has investigated the Claims relating to the Purchase of the Property Unit 376,
2 November 1, 2018, with the funds re-invested from the sale of Unit 53, October 31, 2018, and has
3 concluded that there is little to no value to the Estate in pursuing the Claims because the Trustee is
4 not likely to recover more than the fees, perfected liens, and costs to be incurred by the Estate.
5 Accordingly, the Debtor believes that the Claims are burdensome to the Estate and of
6 inconsequential value to the Estate. Therefore, the Debtor hereby gives notice of her request the
7 Trustee to abandon the personal property LBM1081.

8 **NOTICE IS ALSO GIVEN** that, pursuant to Local Bankruptcy Rule 6007-1 and
9 9013-1(o)(3), any objection and request for a hearing must, not later than fourteen days from the
10 date of service of this notice, plus an additional three days if served by mail or pursuant to
11 Fed. R. Civ. P. 5(b)(2)(D) or (F), be filed with the Clerk of the Bankruptcy Court and served on:
12 (Jamie Lynn Gallian 16222 Monterey Lane Unit 376 Huntington Beach, CA 92649 whose address
13 is listed on the top left hand corner (2) Jeffrey I. Golden, Trustee, 650 Town Center Drive, Suite
14 600, Costa Mesa, CA 92626; (3) the Office of the United States Trustee at 411 West Fourth Street,
15 Suite 7160, Santa Ana, CA 92701;

16 Pursuant to Local Bankruptcy Rule 6007-1(d), if no timely objection and request for a
17 hearing are filed and served, the Trustee will take the intended action without further notice or
18 order of the Court. Any objections not timely filed and properly served will be deemed waived.

19 Pursuant to Local Bankruptcy Rule 6007-1(d)(2), after 14 days, plus 3 days if mailed, the
20 Debtor may lodge a proposed order confirming the Trustee abandonment of Unit 376, but is not
21 required to do so.

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26 DATED: August 25, 2022

By: 
JAMIE LYNN GALLIAN

27 DATE OF MAILING: August 25, 2022
28

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is 5801 Skylab Road Huntington Beach, CA 92649

A true and correct copy of the foregoing document entitled (*specify*): DEBTORS NOTICE TO TRUSTEE TO ABANDON ESTATE'S INTEREST IN CLAIMS AGAINST JAMIE LYNN GALLIAN RELATING TO THE NOVEMBER 1, 2018, RE-INVESTMENT OF PROCEEDS FROM SALE OF UNIT 53 OCTOBER 31, 2018, TO DEBTORS PERSONAL RESIDENCE, UNIT 376, THE PROPERTY COMMONLY KNOWN AS 16222 MONTEREY LANE, #376, HUNTINGTON BEACH, CALIFORNIA 92649 will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General

Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document.

On August 25, 2022 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page.

2. SERVED BY UNITED STATES MAIL: On _____, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by causing to be placed a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page.

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on

(*date*) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows.

Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed. ☐ Service information continued on attached page.

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

August 25, 2022

Date

ROBERT MCLELLAND

Printed Name

Robert McLelland

Signature

1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”)

Aaron E DE Leest on behalf of Trustee Jeffrey I Golden (TR)
adeleest@DanningGill.com, danninggill@gmail.com;adeleest@ecf.inforuptcy.com

Robert P Goe on behalf of Creditor The Huntington Beach Gables Homeowners Association
kmurphy@goeforlaw.com, rgoe@goeforlaw.com;goeforecf@gmail.com

Robert P Goe on behalf of Plaintiff The Huntington Beach Gables Homeowners Association
kmurphy@goeforlaw.com, rgoe@goeforlaw.com;goeforecf@gmail.com

Jeffrey I Golden (TR)
lwerner@wgllp.com, jig@trustesolutions.net;kadele@wgllp.com

D Edward Hays on behalf of Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates
ehays@marshackhays.com,
ehays@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com

D Edward Hays on behalf of Interested Party Courtesy NEF
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D Edward Hays on behalf of Plaintiff Houser Bros. Co.
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Brandon J Iskander on behalf of Creditor The Huntington Beach Gables Homeowners Association
biskander@goeforlaw.com, kmurphy@goeforlaw.com

Brandon J Iskander on behalf of Plaintiff The Huntington Beach Gables Homeowners Association
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Eric P Israel on behalf of Trustee Jeffrey I Golden (TR)
eisrael@DanningGill.com, danninggill@gmail.com;eisrael@ecf.inforuptcy.com

Laila Masud on behalf of Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates
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Laila Masud on behalf of Interested Party Courtesy NEF
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Laila Masud on behalf of Plaintiff Houser Bros. Co.
lmasud@marshackhays.com, lmasud@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com

Mark A Mellor on behalf of Defendant Randall L Nickel
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Mark A Mellor on behalf of Interested Party Courtesy NEF
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Valerie Smith on behalf of Interested Party Courtesy NEF claims@recoverycorp.com

United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov

2. SERVED BY U.S. MAIL

Debtor
Jamie Lynn Gallian
16222 Monterey Ln SP #376
Huntington Beach, CA 92649

The Honorable Erithe Smith
U.S. Bankruptcy Court
411 West Fourth Street, Suite 5040
Santa Ana, CA 92701-4593

Employment Development Dept.
Bankruptcy Group MIC 92E
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Sacramento, CA 94280-0001

Franchise Tax Board
Bankruptcy Section MS: A-340
P.O. Box 2952
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Houser Bros. Co. dba Rancho Del Rey
Mobile H
c/o Marshack Hays LLP
870 Roosevelt
Irvine, CA 92620-3663

Santa Ana Division
411 West Fourth Street, Suite 2030,
Santa Ana, CA 92701-4500

Association of Flight Attendants
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Rosemont, IL. 60018

BS Investors
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Baratta
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DBA Rancho Del Rey Estates
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Huntington Beachr CA 92649-6214

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Rey Mobile Home Estates
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Huntington Beach, CA 92647-6876

Houser Brothers Co.
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Huntington Beach, CA 92649-2277

Huntington Hobile Home Inv. LLC.
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San Dimas CA 91773-4045

Huntington Mobile Home Investments
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Huntington Beach, CA 92649-2277

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Homeowners Assoc
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